



05-163000.0000

KAUP ZACHARY J & BRIANNA L

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 902 MARY CHARLES LN
 COLDWATER, OH 45828

LEGAL INFORMATION
 OAKWOOD SECOND ADDITION

RTS: 000-00-00 LOT#: 1222

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAUP ZACHARY J & BRIANNA	902 MARY CHARLES LN	COLDWATER	OH	45828	02/27/2017	205,000	WDC : 131	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WENNING VALANDA	902 MARY CHARLES LN	COLDWATER	OH	45828	07/24/2008	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	WENNING FRANCIS J &	902 MARY CHARLES LN	COLDWATER	OH	45828	03/31/1987	16,300	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: NS DATE: 01/19/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD **TOPOGRAPHY** **PU-UTILITIES-PR** **NEIGHBORHOOD** **INFLUENCE FACTORS** **PROPERTY LOCATION**

<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU

902 MARY CHARLES LN, COLDWATER
COMMENT
 TY2018:Net Gen=\$2,589.88, Other Assessment=\$0.00
 DE16 DESKTOP RVW CHG: COR SK REAR DWLG
 DE18 REMOVE OWN OCC didn't return app

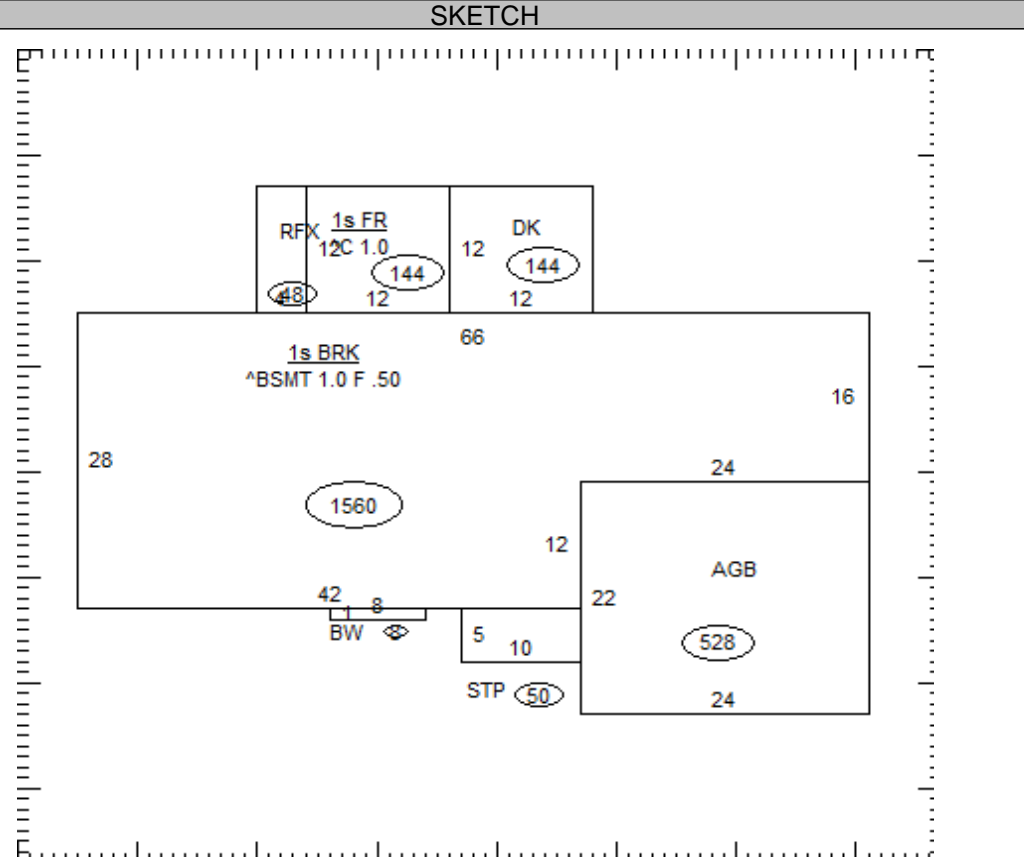
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F100 D110	ST375	DP85	ADJ319			31,900	0
TOTAL							31,900	0

VALUATION SUMMARY

VALUE YEAR	2017	2016	2014	2011
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP
APPRAISED				
VALUE	<u>LAND</u> 31,900	28,100	28,100	28,100
	<u>IMPR</u> 168,300	141,400	144,000	144,000
	<u>TOTAL</u> 200,200	169,500	172,100	172,100
ASSESSED				
VALUE	<u>LAND</u> 11,170	9,840	9,840	9,840
	<u>IMPR</u> 58,910	49,490	50,400	50,400
	<u>TOTAL</u> 70,080	59,330	60,240	60,240

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input checked="" type="checkbox"/> WOOD	1	1560	BRK	121,990
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	1	144	FR	10,520
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> BI/L TRI/L	<input checked="" type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
		BSMT	1560		20,280
SUBTOTAL					152,790
FLOORS	B 1 2 3 U	MULTI-FAMILY #	0		0
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	780 S.F.		10,140
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	2		8,000
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0
CARPET	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	1,704 S.F.		2,560
INT. FINISH	B 1 2 3 U	PLUMBING #	6		6,600
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			9,800
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	EXTRA FEATURES			1,800
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			191,690
ACCOMMODATIONS		GRADE FACTOR			105 %
# OF ROOMS	2 3	UNADJUSTED VALUE			201,270
BEDROOMS	1 2	FACTOR			100 %
FIREPLACES	2				
HEAT & AC	B 1 2 3 U				
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OCCUPANCY	ST.HT	SIZE	AREA
CTRL HEAT	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1	SK	1,704
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1			
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2			
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3			
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4			
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5			
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6			
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7			
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	8			
PLUMBING	BASE <input checked="" type="checkbox"/>	9			
X FULL BATH	1 1	10			
X HALF BATH		11			
X FIXTURES					



	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,704	C+		1988			A	201,270	24	152,970		168,300
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
11														

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TOTAL 168,300

COMMENTS
 Dwelling has an Economic Factor of 110%